

Public Facilities Policies

- D-S.1. New development in Expansion Areas 1, 2, and 3 shall provide common water and sewage systems to meet the needs of such development. If such systems are to be publicly administered, CSA 11 shall be the operating entity and appropriate fees shall be charged to the users of the system to pay for ongoing management, maintenance and capital replacement costs. The boundaries of the CSA shall be expanded to include only those lands shown for urban expansion by the Plan prior to rezoning of agricultural parcels to urban use. Expansion of the Sphere of Influence and annexation to the District may occur at the same time.
- D-S.2. If the Community Development Agency and County Health Department find that the existing nitrate problem in the Hardwood Subdivision is linked to septic systems use, the developer of the residential expansion area shall provide excess capacity in the water supply and/or sewage treatment facilities, to be reimbursed for same. No new development will be allowed in the Old Town area and no more than one legal unit per lot will be allowed in the Hardwood Subdivision until the Community Development Agency and the County Environmental Health Department complete the analysis of the nitrate problem and concludes that the problem is not caused by septic contamination. If the department finds, however, that such contamination is responsible for the problem, these restrictions, or such others imposed by the Health Department, shall remain in effect until a community water and/or sewer system is in place to serve the deficient area(s).
- D-S.3. If the Community Development Agency and County Health Department find that the existing nitrate problem in the Old Town Area is linked to septic systems use, the developer of the highway commercial expansion area shall provide excess capacity in the water supply and/or sewage treatment facilities and shall be reimbursed for same.
- D-S.4. Existing sewage oxidation ponds shall be allowed to remain in use as long as they meet the standards of design and operation adopted by the Regional Water Quality Control Board. However, the conversion of these ponds to connect with any community sewer system developed in the future is encouraged.
- D-S.5. New water wells in the expansion areas shall be sealed to a depth sufficient to protect existing domestic wells.
- D-S.6. The truck related highway service commercial development centered around the County Road 8 interchange shall not be required to provide central water supply and sewage treatment facilities, unless an overriding health or environmental concern is found during the development review process.
- D-S.7. As a condition of approval for new residential development in Expansion Area 2, the Pierce Union School District shall be offered a site of at least ten acres for a school. This offer of dedication shall have a term of at least five years; after the expiration of said term, the land may revert to the developer and be used for other purposes as allowed by the plan and the zoning regulations. When calculating the allowable density for the subject property, the number of allowed units shall be based on gross acreage (that is, the amount of land including the school site dedication area). If land is needed by the school district in addition to the ten acres, it shall be obtained through another mechanism besides this dedication requirement, such as purchase.

- D-S.8. In order to meet the capital facility costs of the Pierce Union School District, new development shall be required to pay an impact mitigation fee in addition to the school facility fee authorized by the Government Code. Such fee shall be set by the County of Yolo based on the General Plan EIR and school facility master plan.
- D-S.9. A park site of at least five acres in size located in Expansion Area 2 outside the Dunnigan Creek flood zone shall be offered for dedication to the County as a condition of approval for new development in that expansion area.
- D-S.10. As a condition of approval within Expansion Area 1 or Expansion Area 2, the developer shall offer to the County a site for a community center or shall offer to the Federal Postal Service a site for a new post office. These offers of dedication shall have a term of at least five years; after the expiration of said term, the land may revert to the developer and be used for other purposes as allowed by the plan and zoning regulations.
- D-S.11. An irrevocable offer of dedication for a pedestrian/bicycle path, along Dunnigan Creek and connecting the Hardwood Subdivision to the expansion areas, shall be required as a condition of approval of new development in Expansion Area 1 or Expansion Area 2. The location and design of the path shall be approved in conjunction with the PD plan approved for each expansion area.
- D-S.12. The County shall use parkland in lieu fees collected from new development for the design and construction of the new park in the residential expansion areas, trails in the Dunnigan Creek open space area and for the new community center.
- D-S.13. The County Public Works Department shall develop a plan for the initiation of garbage pick-up and recycling services in Dunnigan.
- D-S.14. As a condition of approval, significant new development in the highway commercial expansion area (as determined by the Community Development Director), such as a factory outlet center, shall be required to include a first aid station or other onsite medical emergency medical services, subject to the approval of the Planning Commission.
- D-S.15. As part of the review of development proposals in the highway commercial expansion area, the County shall require the developer to fund an analysis of increased law enforcement costs associated with such projects. If the study finds that a new substation is needed in Dunnigan to meet the cumulative demand for such services, the developer shall contribute a fee to offset the proportional share of the cost of such a facility. If an EIR is required for the project, the study may be incorporated into the EIR.
- D-S.16. The maximum density in the Hardwood Subdivision shall be limited to one residential unit per legal parcel unless and until the installation of a water storage and distribution system, including fire hydrants, capable of delivering adequate fire flow as determined by the Fire Chief.
- D-S.17. As a condition of approval for new development, the developer of Expansion Area 2 shall offer to the Fire District a site of at least one acre for a fire station. This offer of dedication shall have a term of at least five years; after the expiration of said term, the land may revert to the developer and be used for other purposes as allowed by the plan and zoning regulations.

Economics and Fiscal Goal

To provide funding for necessary or desired public facilities and services.

Economics and Fiscal Policy

- E.1. In all expansion areas, new roads and drainage systems needed to serve new development shall be provided by the developer.

Conservation Goal

To protect the town's natural, cultural, visual, and historical resources.

Conservation Policies

- D-C.1. As a condition of approval for new development, the area along Dunnigan Creek, west of Interstate 5 which is located in the 100-year flood zone shall be placed in an open space easement. Uses within this easement shall be limited to recreation and circulation improvements connecting the area south of the creek to the Hardwood Subdivision. This area is designated as open space on Figure 4, *Land Use Designations*.
- D-C.2. Appropriate trees within the public right-of-way are to be retained and new street trees planted and maintained in accordance with policies and procedures of a County Master Street Tree Plan and Street Tree ordinance. Oak trees shall be protected from damage or removal. New development shall be designed to preserve oak trees. Only trees which are either badly diseased, disruptive of street improvements because of root growth, result in significant economic damage, or dangerous to the public shall be allowed to be removed. The installation of street trees shall be made a condition of approval of residential, commercial, industrial and institutional development along such streets.
- D-C.3. The County shall prohibit development in or damage to the existing riparian habitats along Buckeye, Bird, and Dunnigan Creeks.
- D-C.4. Trees that contain nests for Swainsons' Hawk shall be preserved.
- D-C.5. Residential development projects larger than 10 dwelling units, and any commercial industrial projects of more than 10,000 square feet, shall show a "No Net Increase" in air quality emissions resulting from implementation of the project to the satisfaction of the Community Development Director. This may include the use of off-sets (such as retiring older vehicles from within the air basin), or the use of other Transportation Control Measures.
- D-C.6. Policies and programs that promote the use of alternate forms of transportation shall be encouraged as a way to conserve air and energy resources. Public transit to surrounding communities, especially Woodland, shall be improved as a way to reduce dependence on the automobile and to conserve air and energy resources.

- D-C.7. Properties shall be maintained in an orderly fashion, including the removal of old cars, dead vegetation, trash, and other materials that are visible from the street and diminish the attractiveness of the area.
- D-C.8. If the development of a site uncovers cultural resources, the recommendations of Appendix K, Guideline for the California Environmental Quality Act shall be followed for identification, documentation and preservation of the resource.
- D-C.9. The County shall document and record data or information relevant to prehistoric and historic cultural resources which may be impacted by proposed development. The accumulation of such data shall act as a tool to assist decision-makers in determinations of the potential development effects to prehistoric and historical resources located within the County.
- D-C.10. Historically or architecturally significant buildings should not be demolished or substantially changed in outward appearance, unless doing so is necessary to remove a threat to health and safety and other means to avoid the threat are infeasible.

Natural Hazards Goal

To protect the lives and property of the residents of Dunnigan from unnecessary risk due to flooding, earthquakes, and other natural and human-made hazards.

Natural Hazards Policies

- D-HZ.1. New development shall be prohibited in areas with sensitive environmental characteristics, or where natural or human-caused hazards pose a significant threat to safety and property.
- D-HZ.2. Any development proposal in the town shall include a drainage plan.
- D-HZ.3. Any project proposed in a flood zone shall provide detailed mitigation plans for the protection of lives and property from flooding, meeting federal flood insurance standards.
- D-HZ.4. The County shall maintain drains and ditches in the public right-of-way.
- D-HZ.5. All property owners shall be encouraged to maintain private creeks and sloughs for the free passage of storm water.
- D-HZ.6. The seismic safety standards contained in the Uniform Building Code shall be enforced.

Safety Goals

To provide adequate fire and police protection.

To shorten emergency response times within practical limits of funding and staffing.

To undertake appropriate measure that lessen the possibility and severity of fires.

Safety Policies

- D-PS.1. All proposed development within the jurisdiction of the Dunnigan Fire Protection District shall be reviewed for fire safety standards by the Fire Chief or designee, including the provision of adequate water pressure for fire suppression, and adequate egress and ingress.
- D-PS.2. The installation of smoke detectors shall be encouraged in existing residences constructed prior to the requirement for mandatory installation of such detectors.
- D-PS.3. The County shall require fire-proof roofs on single family dwellings in the Hardwood Subdivision.
- D-PS.4. Homeowners shall be required to annually remove all weeds and hazardous debris from their property.
- D-PS.5. Sheriff department staffing shall be maintained at a level consistent with the officer-to-population ratio established by the Board of Supervisors.

Noise Goal

To preserve the quiet, rural setting of the town and protect residents from exposure to excessive noise.

Noise Policies

- D-N.1. Areas within the town shall be considered noise impacted if exposed to existing or projected noise levels on the exterior of buildings that exceeds 60 dB. New development of commercial, industrial or other noise generating land uses shall not be permitted if resulting noise levels shall exceed 60 dB in areas where residential or other noise-sensitive land uses exist or are planned.
- D-N.2. Noise analysis and mitigation, if deemed necessary, shall be required for new residential projects located near County Road 99W, the freeway and the railroad line.

PROGRAMS

Programs are implementation actions the County will undertake to help make the plan come about.

Land Use

1. The County will amend its zoning ordinance and district map to reflect the land use designations of this General Plan. Where necessary, the new zoning districts applicable to Dunnigan will be created.

Responsible Agency/Department:	Community Development
Timeframe:	1993
Funding:	General Fund
Monitoring:	Community Development

2. The County will request that the Dunnigan Community Service Area apply for an amendment to its sphere of influence boundary with the Yolo County Local Agency Formation Commission (LAFCO). The amended CSA area will be as depicted on Figure 8. The CSA will be the agency managing and maintaining community water and/or sewer systems in the future town, if such systems are publicly owned.

Responsible Agency/Department:	CSA, Community Development, LAFCO, Public Works
Timeframe:	1993
Funding:	General Fund
Monitoring:	Community Development, Public Works

3. The County will analyze the advantages and disadvantages of forming a redevelopment district in Dunnigan. If deemed desirable, the County shall activate an agency for the district and prepare a redevelopment plan. Preliminary boundaries are shown on Figure 8. Redevelopment funds should be used to improve drainage, repair roads, provide public services, and other appropriate activities as established by the agency.

Responsible Agency/Department:	Community Development, County Counsel
Timeframe:	1994
Funding:	General Fund, Redevelopment
Monitoring:	Community Development

Circulation Programs

4. The County will undertake a circulation study to identify needed circulation improvements. The study should identify both transportation system improvements such as road construction standards and intersection improvements (e.g., County Road 88/County Road 4 and County Road 4/County Road 99W), as well as drainage improvements such as ditch construction and bridge widening. The study should also examine methods to improve the private roads in the area, particularly Alexander Hill Road and those in the Hardwood Subdivision. Streets needing curbs and gutters should be identified.

Responsible Agency/Department: Community Development, Public Works
 Timeframe: 1993
 Funding: General Fund, Facilities and Services Authorization Fee
 Monitoring: Community Development

5. Upon completion of the circulation study outlined in Program 4, the Redevelopment Agency and/or Public Works Department will prepare a capital improvements program for developing the necessary improvements. Among projects funded through the redevelopment agency (if activated), priority shall be given to those which are not needed directly for new development, but which address existing circulation system needs.

Responsible Agency/Department: Public Works, Redevelopment Agency, Community Development
 Timeframe: Upon completion of Program 4
 Funding: Developer fees, General Fund, Redevelopment
 Monitoring: Public Works

6. Prior to approval of any new commercial development in Expansion Area 1 or Expansion Area 3, the County will require a traffic analysis to determine potential traffic impact and mitigation measures. Said analysis shall include assessment of the capacity of the over crossing, stacking distances from off-ramps and on-ramps to streets or drives entering the site, signalization or other traffic controls and cumulative impacts from other existing or proposed developments.

Responsible Agency/Department: Community Development, Public Works
 Timeframe: 1993
 Funding: Developer fees
 Monitoring: Community Development

7. As a condition of approval of any parcel in the Hardwood Subdivision which includes a private street or alley, an easement to the public for the right to pass and repass over said street or alley will be offered to the County.

Responsible Agency/Department: Public Works
 Timeframe: Ongoing
 Funding: New Development
 Monitoring: Public Works

8. Signs will be posted along County Road 8 and County Road 99W stating that truck parking is prohibited. The County Sheriff will regularly patrol the area to monitor compliance with this regulation.

Responsible Agency/Department: Public Works
 Timeframe: 1993
 Funding: General Fund
 Monitoring: Public Works, County Sheriff

9. The master plan for the new Town Center and for the new residential expansion area will include a bicycle/walking path system that crosses Dunnigan Creek and connects the new neighborhood and the Hardwood Subdivision. The path system should be designed to facilitate short errands, link principal school routes, and provide recreation opportunities.

Responsible Agency/Department: Community Development, Public Works
 Timeframe: 1993
 Funding: Condition of approval for new development
 Monitoring: Community Development, Building

10. The County will implement the trip reduction measures contained in the Yolo-Solano Air Quality Management Plan.

Responsible Agency/Department: Community Development, Public Works, APCD
 Timeframe: Ongoing
 Funding: Developer fees, General Fund
 Monitoring: Community Development, Public Works, APCD

11. The County will work with the regional public transit authority (YoloBus), Sacramento Area Council of Governments (SACOG), Mini-trans, Greyhound, and other interested parties to improve public transit and rideshare programs between Dunnigan and surrounding communities.

Responsible Agency/Department: Community Development, SACOG, YoloBus
 Timeframe: 1993
 Funding: Ridership fees, State Highway funds
 Monitoring: Community Development

Housing Programs

12. The County will adopt an ordinance requiring the minimum amounts of lower income units and attached units in new projects as stated in the housing policies.

Responsible Agency/Department: Community Development
 Timeframe: 1993
 Funding: General Fund
 Monitoring: Community Development

13. The County will adopt an ordinance providing a density bonus for projects with at least 50% lower income housing and for projects in the new Town Center which provide rental units as described in the housing policies.

Responsible Agency/Department: Community Development
 Timeframe: 1993
 Funding: General Fund
 Monitoring: Community Development

14. If a redevelopment district is established, the County will use redevelopment funds for low income housing in accordance with state law. Priority shall be given to rehabilitate existing low income housing stock and to the production of housing affordable to low income workers employed in highway service commercial establishments.

Responsible Agency/Department: Redevelopment Agency
Timeframe: 1995
Funding: Redevelopment
Monitoring: Redevelopment Agency

15. In addition to redevelopment monies, the County will apply, when feasible, for Community Development Block Grant or other state or federal funds for rehabilitation of existing low income housing stock.

Responsible Agency/Department: Housing Authority, Community Development
Timeframe: Ongoing
Funding: Community Development Block Grant
Monitoring: Housing Authority, Community Development

Community Design Program

16. The County will amend its zoning ordinance for Dunnigan as necessary to include or reference the development standards outlined in Community Design policies.

Responsible Agency/Department: Community Development
Timeframe: 1993
Funding: General Fund
Monitoring: Community Development

Public Facilities Programs

17. The Community Development Agency and County Health Department will complete the study and make a final determination as to the nature of nitrate problems in Dunnigan and as to whether the nitrate problems requires that a water distribution system and/or sewer collection system be installed in the Old Town area and/or Hardwood Subdivision. The County will then estimate the costs of providing these services and a plan for financing the costs. The recommended method of financing is to have developers of the residential and commercial expansion areas supply excess capacity in their water supply and sewage collection systems and for the County to use redevelopment funds to compensate the developers for the incremental cost increase associated with the excess capacity.

Responsible Agency/Department: Community Development, Health, Public Works
Timeframe: 1993
Funding: Community Development Block Grant
Monitoring: Community Development

18. The County will adopt an ordinance requiring the oversizing of sewer and water facilities in new subdivisions subject to reimbursement by future projects connection thereto and by other users of the facility besides the residents or businesses in the new subdivision itself.

Responsible Agency/Department: Public Works
 Timeframe: 1993
 Funding: General Fund
 Monitoring: Public Works

19. The County will develop a park in-lieu fee for Dunnigan and use the fees to install the facilities described in this plan.

Responsible Agency/Department: Parks and Recreation
 Timeframe: 1992
 Funding: Developer fees, Facilities and Services Fee
 Monitoring: Parks and Recreation

20. The County will request the school district to conduct a fee analysis to establish the amount to be charged for school impact mitigations; the County will require this mitigation fee for all applicable new development within the boundaries of the school district.

Responsible Agency/Department: Community Development, Pierce Union School District
 Timeframe: 1992
 Funding: School District, developer fees
 Monitoring: Community Development

21. The County Public Works Department will complete a plan for the initiation of garbage service pick-up and recycling in the Dunnigan area including funding and likely charges. Implementation of the plan will be subject to approval of the Board of Supervisors.

Responsible Agency/Department: Public Works
 Timeframe: 1995
 Funding: General Fund
 Monitoring: Public Works

22. The County will request the Fire District to conduct a study of the equipment, staffing, and facility needs of the District at full build-out of this plan. As a condition of approval, developers will pay for their fair share of the needed equipment and facilities.

Responsible Agency/Department: Community Development/Fire District
 Timeframe: 1995
 Funding: Developer fees
 Monitoring: Fire District

Economics and Fiscal Program

Programs are covered in other sections of the plan, notably land use and circulation.

Conservation Programs

23. The County will adopt Appendix K of the CEQA Guidelines as part of the County's environmental review procedures.

Responsible Agency/Department: Community Development
Timeframe: 1992
Funding: General Fund
Monitoring: Community Development

24. The County will adopt a tree planting and preservation ordinance. Such an ordinance should include the following components:

- A master street tree list that specifies the species of trees suitable and desirable for planting along streets and other areas.
- Street tree planting procedures for residential and commercial areas.
- Maintenance requirements and procedures.
- Tree protection and removal standards and the penalty for non-compliance.
- An oak tree replacement policy of at least five trees for every one removed
- Eucalyptus tree replacement incentives.

Responsible Agency/Department: Community Development, Public Works
Timeframe: 1994
Funding: General Fund
Monitoring: Community Development

25. All environmental impact reports for major projects shall include a site visit by a qualified biologist to locate any Swainsons' Hawk nests. No trees with Swainsons' Hawk nests shall be removed.

Responsible Agency/Department: Community Development, Public Works
Timeframe: 1994
Funding: Developer fees
Monitoring: Community Development

26. The County will adopt a riparian corridor preservation program. Such a program should include the following components:

- A list of maintenance requirements and procedures for property owners that front along creek corridors.
- A list of maintenance requirements and procedures for the County's use of the Dunnigan Creek Open Space area.
- Vegetation protection and removal standards and the penalty for non-compliance.

Responsible Agency/Department: Community Development, Public Works
Timeframe: 1994
Funding: General Fund
Monitoring: Community Development

27. The County will continue to enforce zoning ordinance regulations relating to property maintenance.

Responsible Agency/Department: Community Development
Timeframe: Ongoing
Funding: General Fund
Monitoring: Community Development

28. The County should amend the zoning ordinance to include the following or similar language:

The demolition or remodel of buildings considered to be of historic, cultural or architectural significance should not occur unless the following findings can be made:

Remodel or Alteration Finding: *the proposed remodel or alteration does not adversely affect the historic, cultural or architectural significance of the building or site.*

Demolition Finding: *the demolition of the building does not adversely affect the historic, cultural or architectural character of Dunnigan, or the building presents a clear hazard to occupants or the public which can not be feasibly corrected through restoration.*

Responsible Agency/Department: Community Development
Timeframe: 1993
Funding: General Fund
Monitoring: Community Development

Natural Hazards Program

29. If a redevelopment district is formed, a portion of the funds will be used for flood improvements in the existing developed town.

Responsible Agency/Department: Public Works, Redevelopment Agency
Timeframe: 1992
Funding: General Fund, Redevelopment Fund
Monitoring: Public Works

Safety Program

30. The Dunnigan Fire Protection District will train and maintain certification for a minimum of 15 emergency medical technicians, until such time as emergency medical facilities are available locally. The Fire Chief will investigate the possibility of receiving state funding for this program. The rationale for the funding is that many of the responses are for accidents along Interstate 5.

Responsible Agency/Department: Fire Protection District
Timeframe: 1993
Funding: General Fund
Monitoring: Fire Protection District

Noise Programs

31. The County will continue to enforce the regulations contained in the Noise Element of the Countywide General Plan.
- Responsible Agency/Department: Community Development, Building
Timeframe: Ongoing
Funding: General Fund
Monitoring: Community Development
32. Development standards will be implemented as a way to mitigate the effects of noise on new development.
- Responsible Agency/Department: Community Development, Building
Timeframe: Ongoing
Funding: General Fund
Monitoring: Community Development
33. The County will request that CalTrans relocate the Interstate 5 rest stop to another location away from residential areas. Furthermore, the County will request that CalTrans, until such relocation is effected, install noise mitigations at the existing rest stop. CalTrans should conduct an analysis to determine the most cost effective mitigation techniques. Possibilities include re-striping parking areas; building berms or solid walls between the rest stop and the residences; and prohibiting refrigerated trucks running compressors between certain hours.
- Responsible Agency/Department: Community Development, Building
Timeframe: Ongoing
Funding: General Fund
Monitoring: Community Development

I. Introduction

Dunnigan is a small, unincorporated community in northern Yolo County that is bisected by Interstate 5 (I-5). (See Figures 1 and 3.) Dunnigan has traditionally been a service center for the surrounding agricultural area. Today it also provides highway-related services to travelers on I-5 and is home to about 750 people.

The main residential area west of the freeway is the Hardwood Subdivision which consists primarily of one acre lots on individual wells and septic systems. This area was originally subdivided as wood lots and extensive eucalyptus groves still cover much of the area. When the trees were found to have no commercial value, the lots were sold as homesites.

East of the freeway is the historic Old Town area. It is now the site of the fire station, town hall, several homes, and a few commercial establishments. Many commercial developments in Dunnigan are located near the two I-5 interchanges and are oriented primarily toward freeway travelers. There are stores, motels, restaurants, and service stations as well as two small markets.

The town of Dunnigan is surrounded by agricultural land. Much of this land is under Williamson Act conservation contracts. The Williamson Act provides tax reductions to farmers who agree to preserve their land in agricultural use for specified periods of time, generally ten years.

A small mobile home park and public golf course are located in the northwestern portion of the town. Two freeway rest stops are located just north of the town along I-5. Otherwise, there are no public parks or other recreation facilities.

The purpose of this General Plan is to protect the characteristics which make the town a pleasant place to live and to specify the changes which should occur to correct existing problems and to improve the quality of life. A separate background report which provides the informational framework for the General Plan was prepared early in the planning process. That report is part of the General Plan but is published as a separate document.

DUNNIGAN PLANNING AND SPHERE OF INFLUENCE

The boundaries of the Dunnigan Planning Area are shown on Figure 2. As noted above, the developed portion of the plan area is focused on both sides of I-5 between County Roads 3 and 5, and at the Road 6 and Road 8 interchanges. See Figure 3. The proposed town limit line, which defines the ultimate boundary of urban-like development, is illustrated on Figure 4.

The Community Service Area (CSA 11) currently includes only the Old Town and Hardwood Subdivisions. This plan recommends that the Sphere of Influence (SOI) of CSA 11 be expanded to include certain potential expansion areas (discussed in the Community Development chapter, below). Urban development outside the new SOI will be prohibited. New development within the proposed SOI

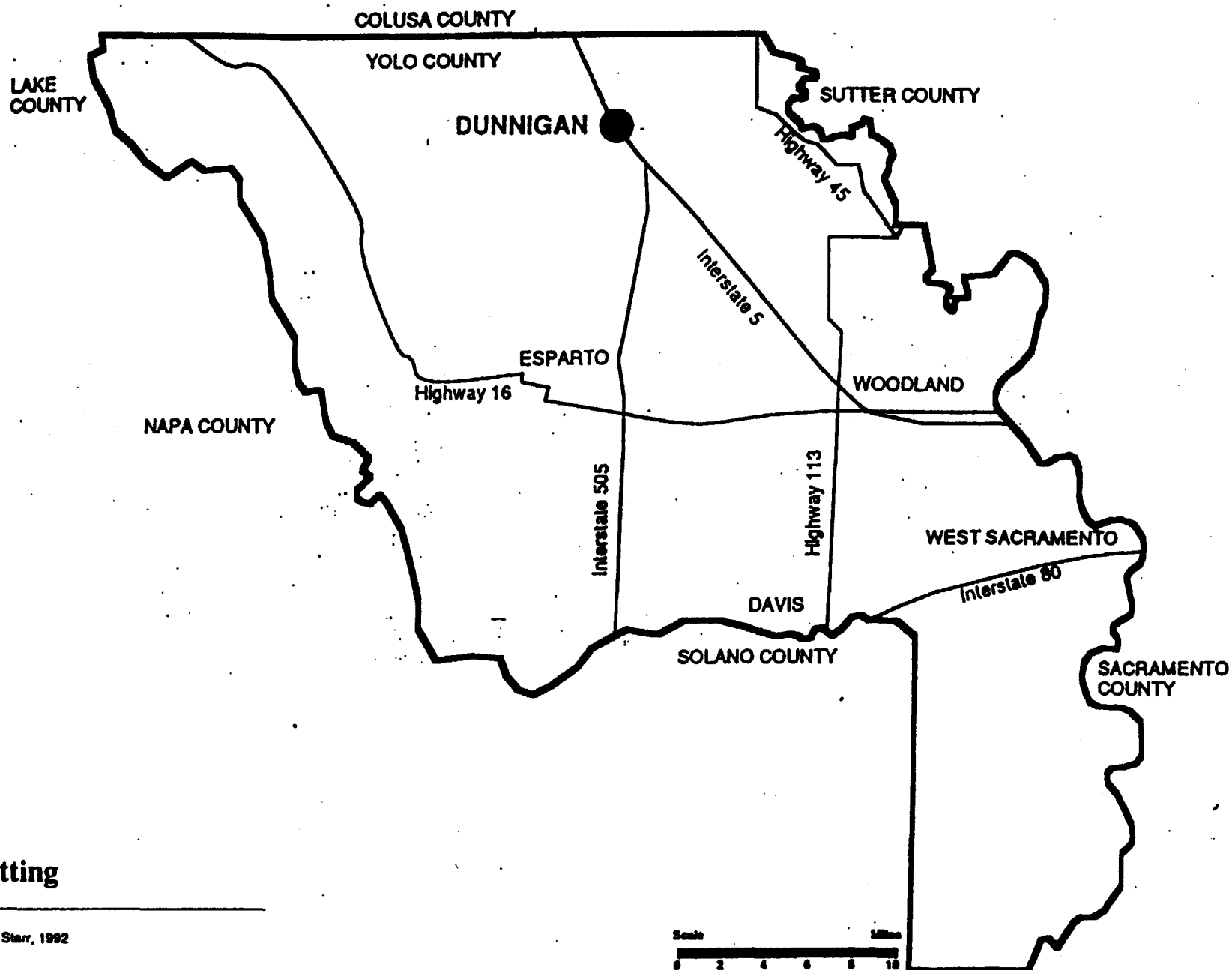


Figure 1 – Setting

Source: Crawford Multari & Starr, 1992



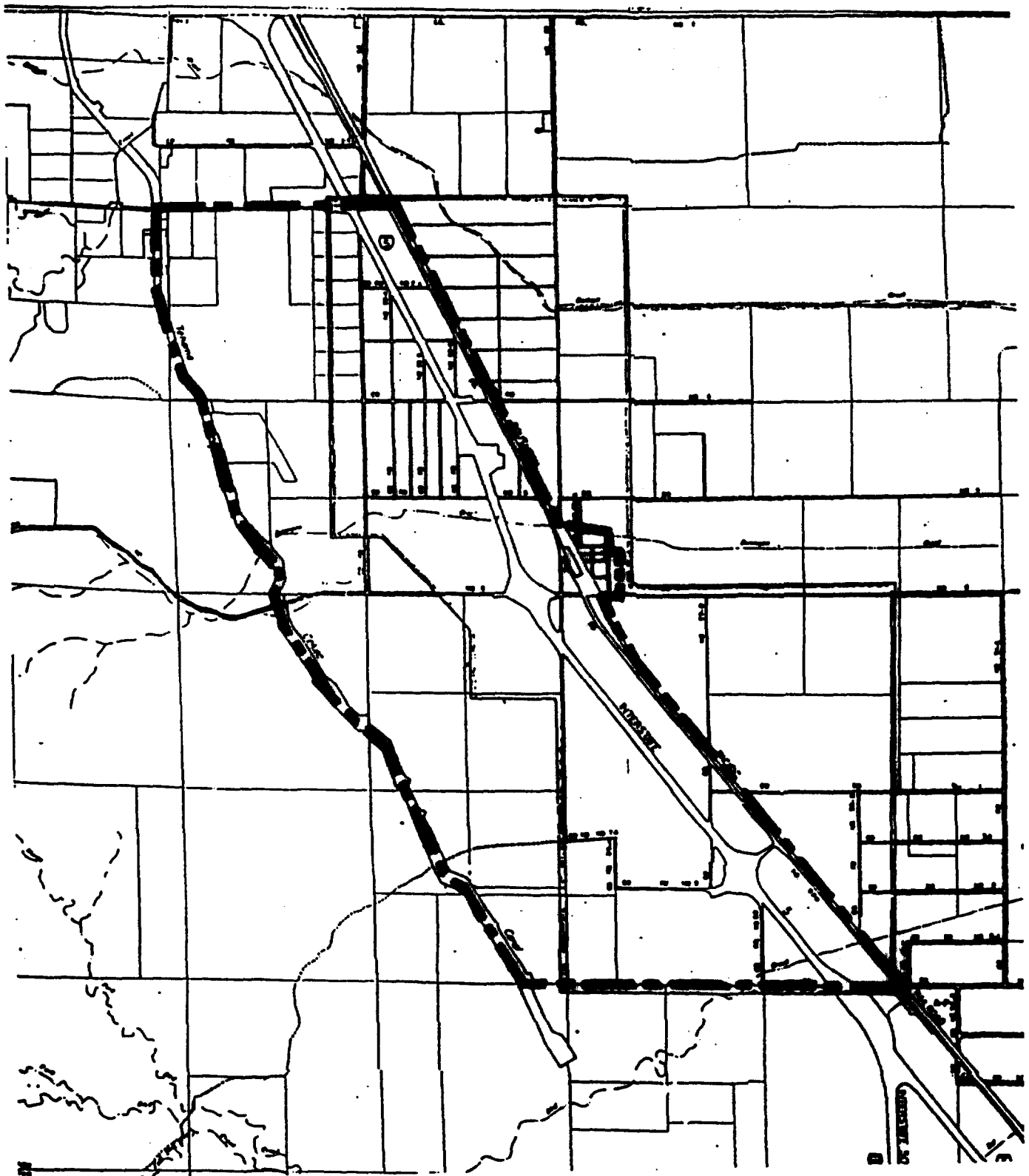


Figure 2 – Plan Area Boundary

Source: Yolo County Community Development Agency, 1992



will only be allowed if found to be in conformance with the land use designations, phasing, infrastructure and development standards contained in this plan.

RELATIONSHIP TO THE COUNTY GENERAL PLAN

The Dunnigan General Plan supplements the Yolo County General Plan. It provides guidance specific to Dunnigan which may not be relevant to other parts of the County. On the other hand, most of the goals and policies in the county-wide General Plan have some application to Dunnigan. In situations where the Dunnigan policies may conflict with the county-wide ones, the Dunnigan policies shall supersede. There are few such cases.

GOVERNMENTAL JURISDICTION

Since the town is unincorporated, the Yolo County Board of Supervisors has the primary responsibility for providing most of the local government services, including planning and development regulations, review and approval.

In addition to the County, several special districts are involved with shaping Dunnigan's future. The implementation of this plan will require a coordinated effort among these different public agencies. The Dunnigan County Service Area 11 (CSA 11) is a benefit assessment district that collects funds to install lighting at intersections that often become obscured by heavy fog. While currently providing only street lighting, CSA 11 could provide other services such as sewer, water, storm drainage, parking, parks and recreation, solid waste collection and ambulance service, among others.

The Dunnigan Water District distributes water from the Tehama-Colusa canal for irrigation to approximately 10,500 acres of agricultural land in the vicinity of Dunnigan. The district's water allocation contract with the Bureau of Reclamation will be up for renegotiation in 1995; several factors will influence whether the Dunnigan Water District will be able to retain its current allocation including water availability and legislation aimed at protecting wetlands and endangered species. While the district does not currently serve non-agricultural lands, it could if a majority of its board decided to do so. So far, there has been little interest in providing such service.

Schools are provided to Dunnigan residents through the Pierce Unified School District. Children from the Dunnigan area are bussed to schools in Arbuckle, about ten miles north of Dunnigan in Colusa County. The district superintendent estimates that about 100 to 120 students originate from the Dunnigan area. The district at one time operated a school in Dunnigan, but that facility was closed because it was considerably more expensive than bussing the students to Arbuckle.

The Dunnigan Fire Protection District provides fire protection service to the Dunnigan area. The district has about 25 volunteers including a fire chief, assistant chief, two captains and two lieutenants. The general condition of all the equipment is good, though some of the units are quite old.

ORGANIZATION OF THE PLAN

The key issues relevant to Dunnigan's future have been organized into three chapters of the Plan. Community Development covers the type, location and intensity of new land uses; agricultural protection; affordable housing; and design standards and guidelines for new development. This chapter also discusses circulation and transportation, parks, and other public facilities needed to serve the future town. The last section in the Community Development chapter discusses economics and financing options for the desired changes.

The next chapter, Conservation, covers issues related to natural and man-made resources including air quality, habitat areas, soils, visual amenities and historical buildings.

The Safety chapter discusses natural hazards, such as flooding, fire and police protection, and the potential impacts from noise.

Each of these chapters includes goals and policies as well as specific programs or actions for implementing the plan.

The last chapter expands on the implementation measures and includes a schedule for actions necessary to make the plan work and a table of objectives by which the success of the plan can be measured.

GOALS FOR DUNNIGAN

The Value of Goals

Goals give meaning to the short, medium and long-range directions for policy and action provided by the General Plan. Goals express the highest aims and aspirations of the community which should be reflected in the day-to-day conduct of the peoples' business. They also express what the community feels it is capable of achieving and what they are willing to work to achieve over time. As the community proceeds with the multiple tasks of plan implementation, some projects and services reflected in the goals may have to be deferred, while others are advanced in priority, depending on realities or needs at any one point in time. While some adjustments may be required in programs and timing of plan implementation, goals will retain their value as long as they are not adjusted to reflect any short term limitation that may exist.

Guiding Goal

A goal of overriding importance is a dedication to enhancing the quality of life and maintaining the "small town" community character, design, and scale for present and future generations or residents of Dunnigan. The standard of living and the quality of life available will be influenced in part by public policies which reflect sensitivity to the many ways in which "environmental quality" is nurtured and achieved.

II. Community Development

The Community Development chapter of the General Plan establishes goals, policies, and programs to guide the growth and development of the town. The Community Development chapter must work in concert with the Conservation and Safety chapters of the General Plan to determine the location, rate, and timing of growth; to protect nearby agricultural activities; to plan for the development of new housing, public facilities and services; and to identify areas where human activities should be limited because of sensitive environmental characteristics and natural or human-caused hazards.

For the policies and programs of the General Plan to provide effective guidance for future land use decisions in Dunnigan, they must be founded in an understanding of the town's setting and of the historical development pattern which has shaped the present land use and population. That information is summarized below and discussed in greater detail in the *Background Information and Environmental Setting Report*, Appendix A.

The Community Development chapter is divided into six sections:

- Land Use
- Circulation
- Housing
- Community Design Standards
- Public Services and Parks & Recreation
- Economics and Fiscal Considerations

Land Use

Dunnigan is a small residential enclave surrounded by agriculture, with highway commercial service businesses that cater primarily to Interstate 5 travelers. The existing land uses are shown in Figure 3.

Table 1 and Figure 4 show the General Plan Land Use Designations.

Table 1 General Plan Land Use Designations and Acreages				
Land Use Category	Acres	Buildout Capacity		
		Dwelling Units	Population	Employment
Residential Very Low Density	330	265	730	
Residential Low Density	150	720	1980	
Residential Medium Density	10	100	220	
Mixed Use	20	(3)		165
Industrial	25			140
Agricultural-Related Industrial	50			140
Highway Service Commercial	90			900
Truck-Related Commercial	130			450
Local Commercial	15			130
Public/Quasi-Public	20			
Recreation	15			
Mobile Home Park	40	250	550	
Urban Reserve	240	(4)		
Totals	1135	1335	3765	1925
Existing 1992 (5)		175	495	N/A

Source: Crawford Multari & Starr, 1992.

- Notes:
- (1) Represents estimates of theoretical capacities; actual build-out likely to be less, especially in the industrial categories due to lack of demand.
 - (2) Assumes full build out; estimates likely high for industrial categories. Estimates of employment generation can vary widely depending on specific businesses.
 - (3) Some residential is encouraged within the mixed use category.
 - (4) No specific uses are yet assigned to the urban reserve.
 - (5) Town of Dunnigan only.

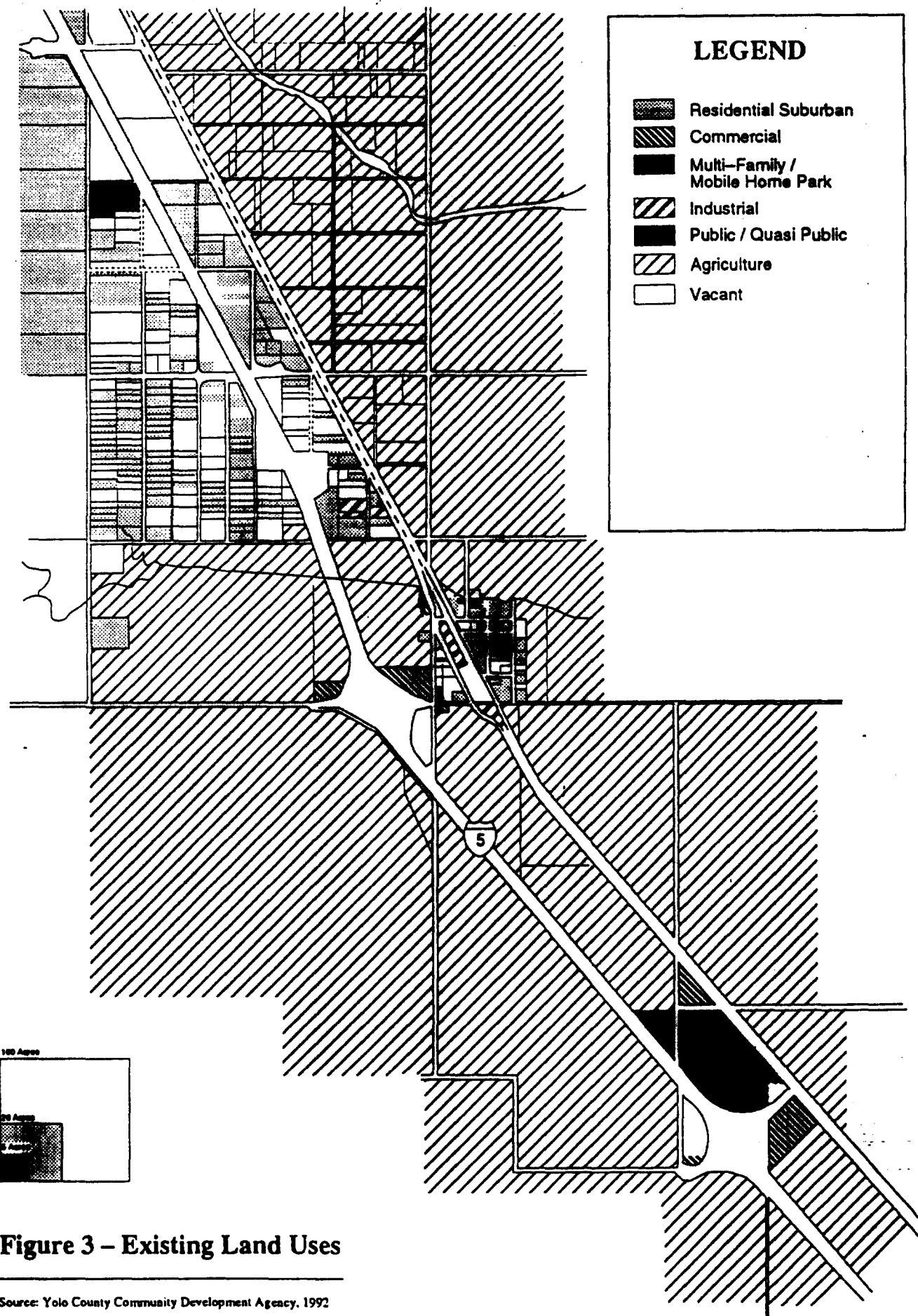


Figure 3 – Existing Land Uses

Source: Yolo County Community Development Agency, 1992

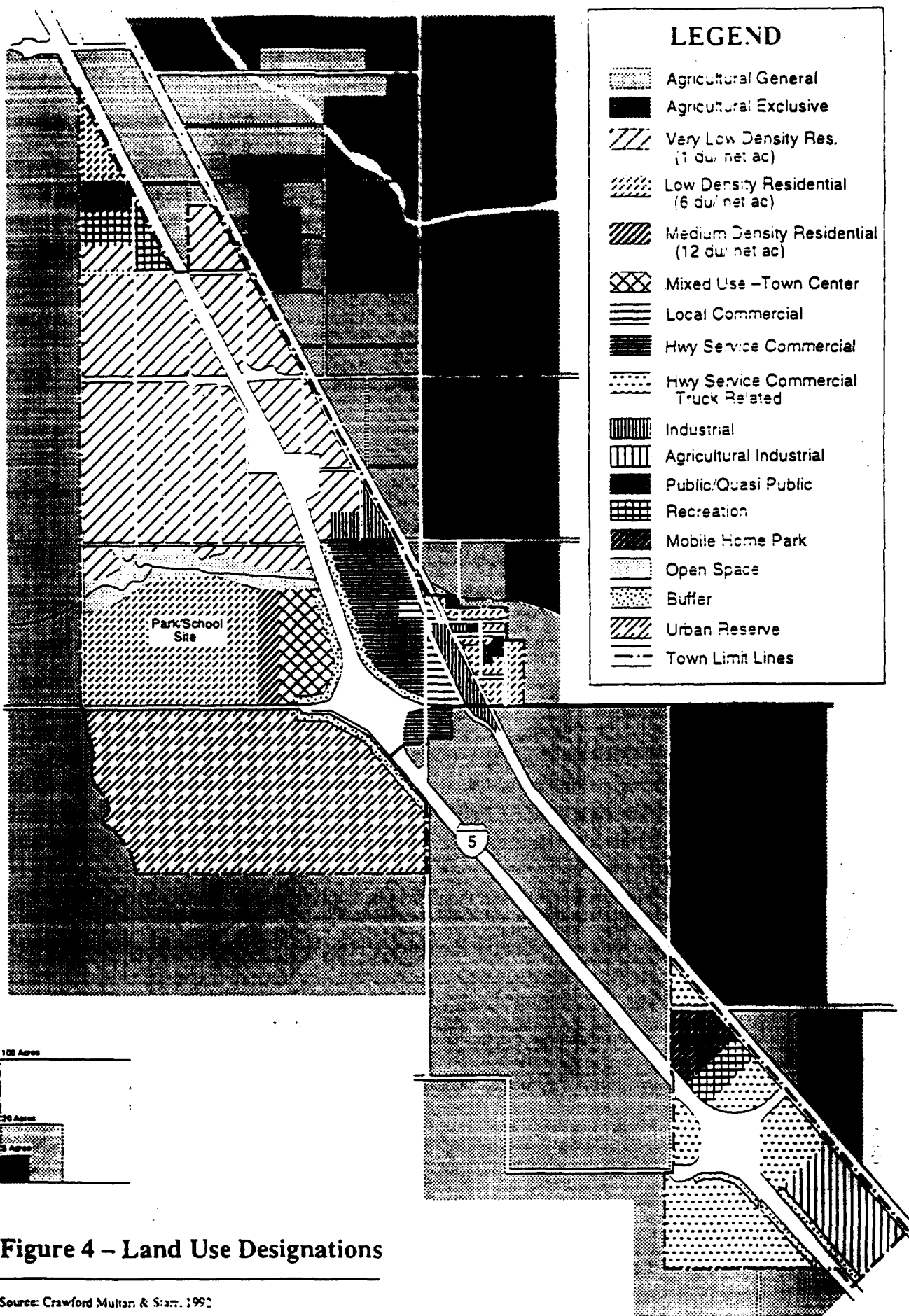


Figure 4 – Land Use Designations

Source: Crawford Multari & Starr, 1992

LAND USE ISSUES

- *Dunnigan is a good location for highway-related services.*

Dunnigan is located near the intersection of two interstate highways, and it is a good location for highway commercial services and business. The demand for such businesses has been studied in a market analysis by the Real Estate and Land Use Institute of the California State University system (*Market Analysis for the Proposed Dunnigan Park Specific Plan and General Plan Amendment*, 1991). For several miles to the north and south, there are few such services.

- *Dunnigan's location makes it inappropriate for major residential development.*

Dunnigan has no school. It does not have sewer or water facilities. Because it is far from large job centers, new residents would likely commute to Woodland or Sacramento. Significant new residential development is, therefore, not appropriate here.

As new commercial businesses are established in the Dunnigan area, residential opportunities should be made available to the workers of those establishments. Some new commercial services that serve the local population (such as a hardware store, food market, barber/beauty shop) would also be desirable. The best location for such uses would be at a new Town Center.

- *New residential development shall be controlled in terms of amount and pace, so that the small town character is protected and new residents can be absorbed into the fabric of the town.*

Because the aim is to provide housing for new commercial development in Dunnigan, the residential development should be tied to job creation in the area.

- *New highway service commercial businesses in Dunnigan should not occur as strip development along the Interstate-5 corridor. Development along the I-5 corridor has in some instances contributed to visual blight when viewed from the highway.*

There has been increasing interest in more such development in the area, including a proposal for a factory outlet retail store. However, strip development along I-5 will detract from creation of a community core for Dunnigan, is in conflict with policies of the County General Plan, and could be unattractive. Therefore, such uses should be focused around the interchanges rather than spread along the freeway.

The topography immediately surrounding Dunnigan is generally flat. This causes any break in the landscape to stand out more than it might otherwise. Development that has occurred along the highway in the past has not been subjected to any kind of design review for visual impacts. Toward the northern end of the town, large tracts of eucalyptus groves help provide some visual screening around adjacent land uses.

There are several ways to lessen the visual impact of development along I-5. First, large setback requirements can be used to increase the distance between new development and the freeway. Second, development standards relating to landscaping can help to break up and soften visual impacts. Finally, clustering requirements combined with open space easements or

dedications can be used to direct development into appropriate areas while maintaining large frontage areas in open space.

- *Development is constrained within the Old Town area.*

Nitrate problems in groundwater wells have prompted a de facto moratorium on development in the Old Town area.

High levels of nitrates in drinking water may cause health problems, particularly in infants. Man-made sources of nitrates in groundwater include agricultural fertilizers and wastewater effluent, such as discharges through septic tank leach fields, that percolate down through the soil and into groundwater aquifers. Both of these potential sources occur in the Dunnigan area. Nitrates can also travel horizontally with normal groundwater flows. Thus, it can be difficult to isolate the exact cause of high nitrate concentrations.

The County's Environmental Health Department is studying this problem in Dunnigan. Development of a community sewer system and/or water system may be necessary to mitigate this problem. Figure 5 shows a detailed map of the Old Town area.

- *Most new residential development should occur on the west side of Interstate 5.*

Most Dunnigan residents live in the Hardwood Subdivision. Although many of the town services (fire station, post office, town hall) are in the Old Town area, residential development of the Old Town area is constrained by groundwater problems, flooding, awkward street systems, and incompatible industrial uses.

Thus, the area west of Interstate 5 and south of the Hardwood Subdivision offers the best location for residential expansion in Dunnigan. It would be between the existing Old Town area and the Hardwood Subdivision.

- *Dunnigan lacks a focal point for the community.*

Although Old Town partially functions as a Town Center for Dunnigan, there severe constraints to future development in the Old Town area, as discussed above. Also, Old Town is physically separated by I-5 from the Hardwood Subdivision and the new development area proposed west of Interstate 5 and would not provide a convenient "center" to the future Dunnigan community. For these reasons, a new Town Center should be developed in the area west of Interstate 5, south of Dunnigan Creek and north of County Road 6. Figure 6 depicts a generalized concept for the new Town Center, but is not intended as an exact description or requirement.

- *The agricultural base of the community should be maintained.*

Agriculture has played, and continues to play, an important role in the economy and development of the Dunnigan area. Aside from actual development of such land, the most significant threat to continued agricultural viability is the encroachment of incompatible urban uses. Because of noise, dust and chemical use associated with agricultural operations, nearby residents may complain and demand restrictions upon the agricultural operations. In December

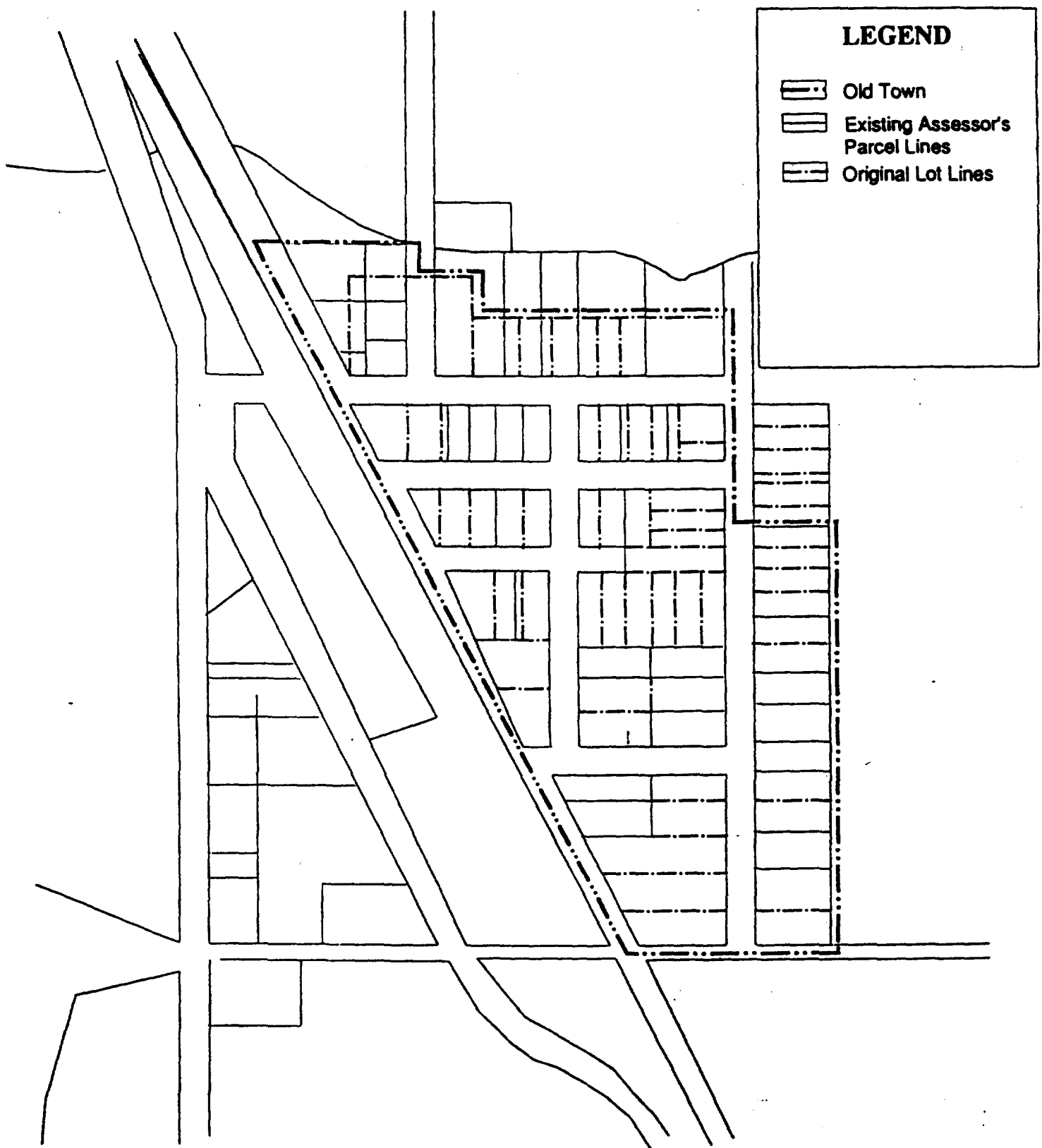


Figure 5 – Old Town

Source: Yolo County Community Development Agency, 1981;
Crawford Multari & Starr, 1992